

**SUNSET TRACE HOMEOWNERS ASSOCIATION
3140 SW SUNSET TRACE CIRCLE
PALM CITY, FL. 34990
(772) 283-6868 / FAX (772) 223-0801**

**BOD MEETING October 8, 2015
Stamford Clubhouse**

Call to Order: The meeting was called to order at 7:00 PM

Roll Call: President: Trish Beucher, V. President: Peter Winch, Treasurer: Rose Wright, Secretary: Jeff Kirsch, 2nd V President: Lisa Skumanich (telephone conference)

Also Present: Charlene Linn, Property Manager

Proof of Notice: Notice was posted on October 5, 2015

1. **Approval of Minutes** for August 31, 2015 was not approved as they need to be revised
P. Winch made a motion to table minutes for next BOD meeting. R. Wright 2nd motion
All in favor yes

2. Report of Officers

- **President: T. Beucher**

Complaints are being received from residents leaving trash cans out, bikes etc on common property. 10 Violations were sent to the residents, 7 of them were owners and 3 were renters.

Maintenance is behind in their repairs and it will take them six months to catch up. Hiring a part time Employee was discussed. Charlene is to check on the work back log.

Many security lights are out in the community. Charlene is to check them out at night time when she is on site after dark.

- **Treasurer: R. Wright**

R. Wright gave the Financial Report for the end of August 2015. Changing auditors discussed as our current auditor provides our audit to us after the deadline date of April 30th.

J. Kirsch made a motion to hire Bashor & Legendre, LLP for our auditor at \$5,800.00 a year. P. Winch 2nd the Motion. All in favor. Motion passed

3. Committee Reports

Covenants:

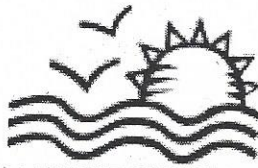
R. Wright stated they are currently working on Article 7.

Budget:

R. Wright stated they have 4 members and making progress going over the financials worksheets.

Maintenance:

P. Winch advised maintenance is filling the cracks in parking lots with quick cement and it is looks good.



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4. Unfinished Business:

Change of Attorneys

J. Kirsch made a motion to hire Becker & Poliakoff for our attorney. P. Winch 2nd the motion. Discussion took place and R. Wright had some concerns as our attorney is involved in our collection process and it will cost to move the accounts. J. Kirsch stated Becker & Poliakoff will be assertive to resolve our issues with MDPOA. After discussion P. Winch rescinded his motion.

R. Wright made a motion to obtain Attorney Ross Earle & Bonan for other matters that do not involve MDPOA and hire Becker & Poliakoff for MDPOA issues. P. Winch 2nd the motion. Motion passed 3-2. T. Beucher - no L. Skumanich - Abstained.

Estimates from electrician for pump stations

C. Linn the Property Manager advised 2 proposals were received for repairing the 3 pump houses.

1. Above & Beyond - \$8,270.00
2. Arlington Electric - \$17,100.00

J. Kirsch made a motion to have Above & Beyond provide the electrician for the pumps. P. Winch 2nd the motion. All in favor yes. Motion passed.

5. New Business:

Computer Proposals for 2 new PC's. one laptop and two 4th Generation Intel computers

Proactive Solutions will come to next board meeting to providing details. Tabled until next meeting.

Water damage in Sandalwood

Owner feels that water damage is caused by the roof. Property Manager will call Insurance Company to have Insurance Adjuster inspect property.

Social Committee

Chairman A. Healy was advised that only owners can be on the committee. Renters can only be assisting. She was advised by J. Kirsch she did not need permission to collect money for XMAS lights.

Cable on ground

J. Kirsch asked Property Manger to contact FPL regarding cable on ground going into unit.

Adjournment:

P. Winch made a motion to adjourn the meeting at 8:30 PM. J.Kirsch 2nd the motion. All in favor. Meeting adjourned.

Minutes presented by:
Jeff Kirsch, Secretary of the BOD

APPROVED 11-11-15 BOD Meeting